

2653 Old Decatur Road
2653 Old Decatur Rd
Decatur, TX 76234

\$825,000
8.620± Acres
Wise County



2653 Old Decatur Road
Decatur, TX / Wise County

SUMMARY

Address

2653 Old Decatur Rd

City, State Zip

Decatur, TX 76234

County

Wise County

Type

Farms, Ranches, Residential Property, Horse Property, Single Family

Latitude / Longitude

33.311982 / -97.606008

Dwelling Square Feet

2413

Bedrooms / Bathrooms

3 / 3.5

Acreage

8.620

Price

\$825,000

Property Website

<https://ranchmanproperties.com/detail/2653-old-decatur-road-wise-texas/99195/>



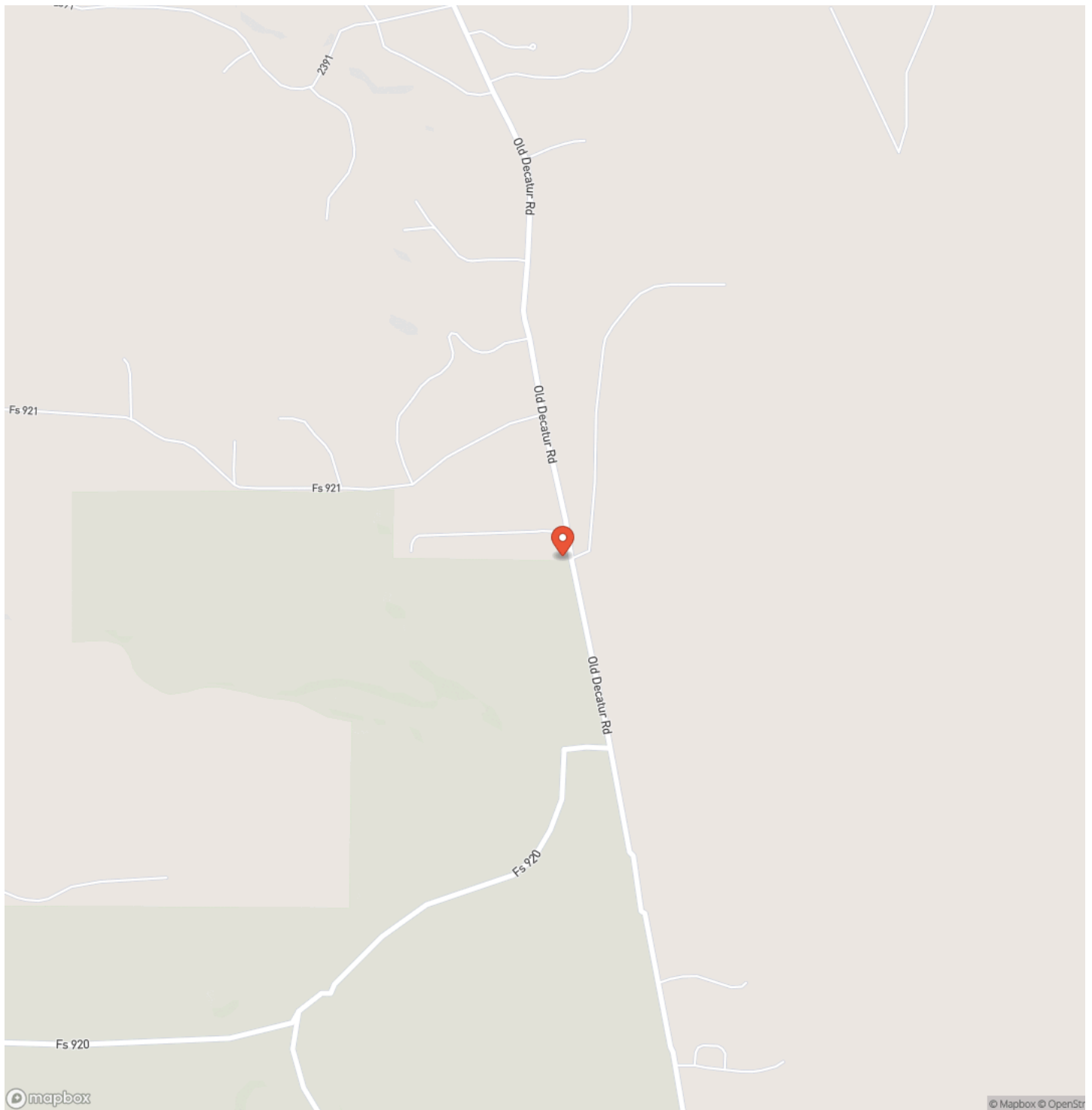
PROPERTY DESCRIPTION

Welcome to your own slice of country paradise at 2653 Old Decatur Road. This 2,400 square foot farmhouse sits proudly on 8.6 beautiful acres, offering the perfect blend of comfort, functionality, and wide-open space. With 3 bedrooms and 3 full baths, this home is well-suited for family living or hosting guests after a long day on the land. The farmhouse carries that classic country charm while providing the space and layout today's buyers appreciate. Generous living areas, a practical floor plan, and peaceful views from every window make this home as inviting as it is functional. Whether it's coffee on the porch at sunrise or winding down at sunset, this property delivers the kind of quiet only country living can provide. Outside, the 8.6 acres offer endless opportunity. The land is ideal for a small horse operation, a few head of cattle, FFA and 4H projects, or simply room to roam. There's ample space for barns, arenas, cross-fencing, or additional improvements to fit your ranching needs. With plenty of open pasture and usable ground, this property is perfectly suited for anyone looking to start or expand their small ranch lifestyle. If you've been searching for manageable acreage with a comfortable farmhouse and the freedom to live the rural life, 2653 Old Decatur Road is ready to welcome you home.

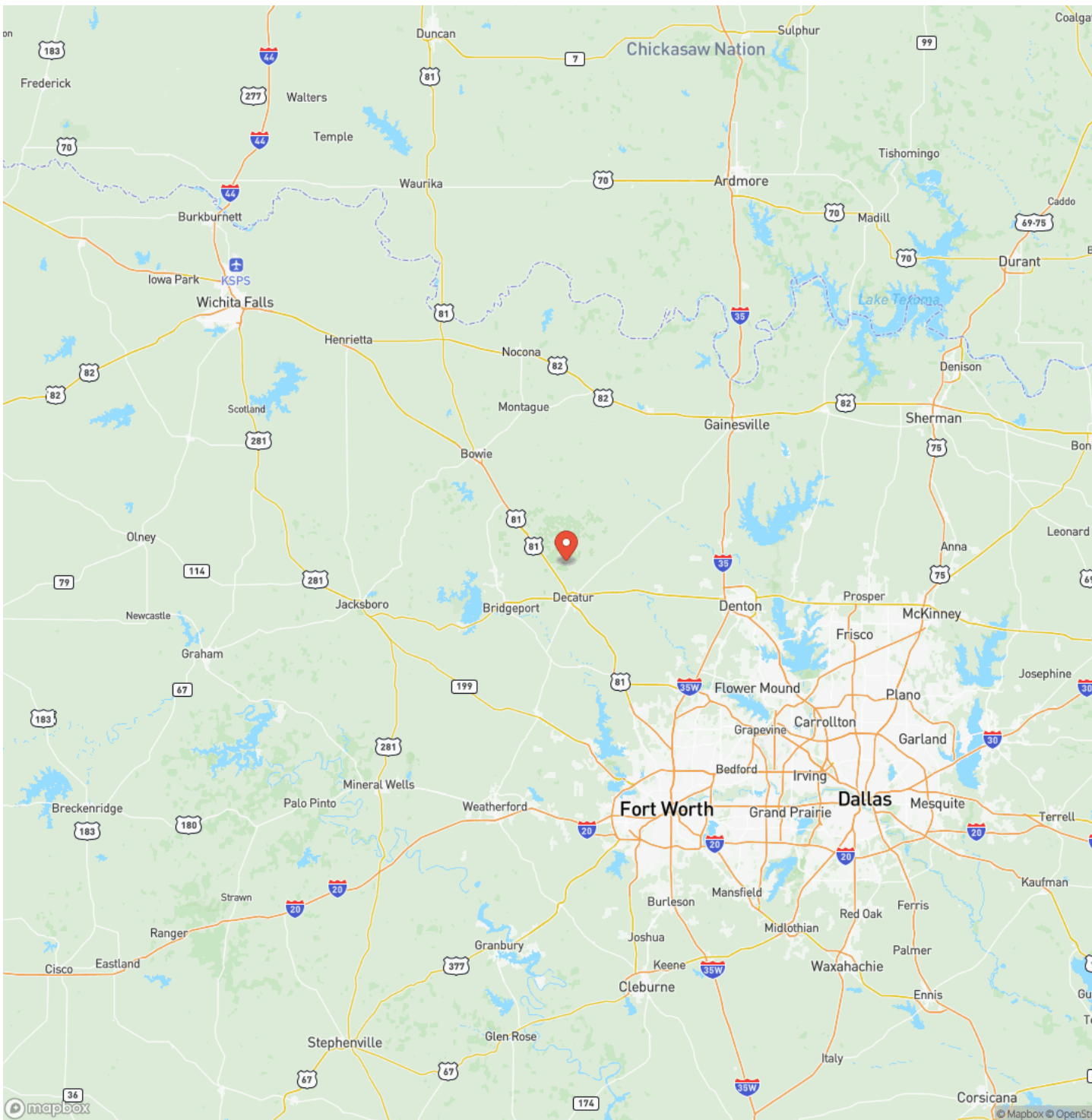
2653 Old Decatur Road
Decatur, TX / Wise County



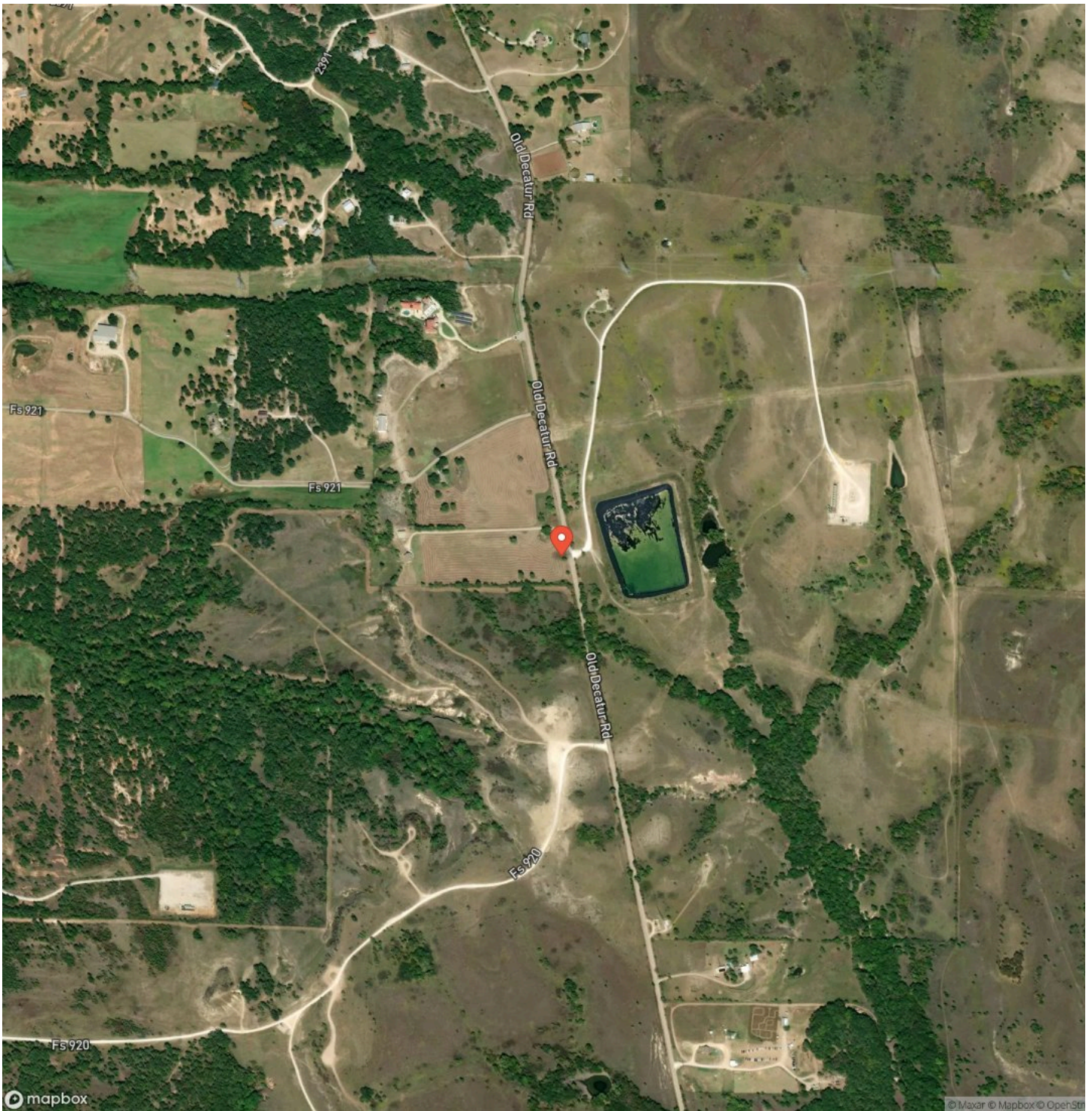
Locator Map



Locator Map



Satellite Map



**2653 Old Decatur Road
Decatur, TX / Wise County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Johnson

Mobile

(940) 577-5350

Email

josh@ranchmanproperties.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

RanchmanProperties.com

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Ranchman Properties Team
2434 Lillian Miller Pkwy
Denton, TX 76205
(940) 320-9181
RanchmanProperties.com

